LOT 143
NASSAU CROSSING PHASE 2
OR 2481/1580

WIGGINS OSCAR & JACQUELINE ADA
86528 NASSAU CROSSING WAY
YULEE, FL 32097

2025

42-2N-27-1090-0143-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

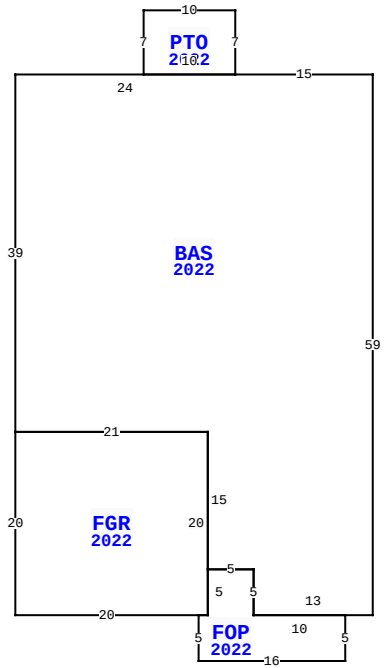
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2022	1,856	213,739
FGR	420	55	2022	231	26,602
FOP	105	30	2022	32	3,685
PTO	70	5	2022	4	461
TOTALS	2,451			2,123	244,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,123	115.7380	115.74	245,716	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1856 HX Base Yr



86528 NASSAU CROSSING WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	244,487
TOTAL MARKET OB/XF VALUE	3,880
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	298,367
SOH/AGL Deduction	0
ASSESSED VALUE	298,367
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	298,367
TOTAL JUST VALUE	298,367
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013035	CO ISSUED	0	08/24/2022
22001703	NEW CONSTR	306,608	01/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/1731	8/29/2022	SW	Q	I	01	355,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WIGGINS OSCAR & JAC						
2529/0813	1/11/2022	WD	Q	V	05	536,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 PTO=[YR=2022] N7 W10 S7 E10$ W24 S39
FGR=[YR=2022] S20 E20 FOP=[YR=2022] S5 E16 N5 W10 N5 W5 S5
W1$ E1 N20 W21$ E21 S15 E5 S5 E13 N59$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	0	0	603.00	SF	6.50	6.50	100	2022	2022	3	99	3,880	

LAND DESCRIPTION

TOTAL OB/XF 3,880

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/05/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS